

MANAGING COMMITTEE
2022-2023

PRESIDENT
Boman Irani

IMMEDIATE PAST PRESIDENT
Deepak Goradia

PRESIDENT-ELECT
Ajay Ashar

VICE PRESIDENTS
Dominic Romell
Shrikant Joshi
Jayesh Shah
Sharfesh Purnik
Parag Shah
Sukhray Nahar

HON. SECRETARY
Dhaval Ajmera

TREASURER
Pratik Chivukula

SPECIAL PROJECTS
Shahid Balwa
Parag Munot
Rajendra Chaturvedi
Rajesh Prajapati
Harshul Savla
Parth Mehta

HON. JT. SECRETARIES
Pratik Patel
Tejas Vyas

JT. TREASURERS
Mitesh Patel

COMMITTEE MEMBERS
Harish Patel
Nainesh Shah
Bandish Ajmera
Sandeep Raheja
Subodh Ramesh
Ramesh Kanahin
Gautam Ahuja
Deepak Gundecha

SPECIAL ADVISORS
Abhishek Lodha
Gautam Chatterjee
Ar. Harfist Contractor
Anuj Puri
Ankur Gupta
Adv. Parimal Shroff

INVITEE MEMBERS
Mohit Malhotra
Jackbastian Nazareth
Venkat K. Narayan
Abhishek Kapoor
Anil Thacker
Gurinder Singh Sora
Munish Doshi
Nishant Agarwal
Cherag Ramakrishnan
Atim F. Tapia
Jayesh C. Shah
Shafiq Shah
Sunny Bhandal
Binita Dahi
Sahil Parikh
Niraj Sanghani
Rashmit Shah
Ricardo Romell
Sanyog Shah
Rishi Indira
Rajesh Jain

YOUTHWING CONVENOR
Kamran Jadhav

PROCUREMENT CONVENOR
Munish Ajmera

WOMEN'S WING CHAIRPERSON
Mona Ajmera

CREDAI-MCHI UNITS
THANE

KALYAN DOMBIVLI
MIRA VIRAR

RANGAD
RAVI MUMBAI

PALGHAR BORAN
SHIRDI

SHAMAPUR-RAJURAD
URAN-CHONAGIRI

ALIBAG
KARIAT-KHALAPUR-KHOPOLI

o/c
CREDAI-MCHI

REF: MCHI/PRES/22-23/424
Date: 17.03.2023

To
Dr. Iqbal Singh Chahal (I.A.S.),
Municipal Commissioner,
Brihanmumbai Municipal Corporation,
Fort, Mumbai.

Sub: Proposed Reduction in Premium Payable for Development of Multi Storey Public Parking Lots (PPL)
under Reg. 33 (18) of DCPR 2034

REF: (1) Urban Development Department Notification No. TPB 4322/428/CR-82/2022/UD-11 dated 17th October 2022.

Respected Sir,

On perusal of Urban Development Department Notification No. TPB 4322/428/CR-82/2022/UD-11 dated 17th October 2022, it is clear that BMC has an ongoing issue with respect to availability of sufficient off-street parking facilities. To mitigate this issue, BMC floated tenders for development of such off-street parking facilities under Reg. 33(18) of DCPR 2034. However, due to high cost of the premiums in the said regulations, the tender was considered unviable and BMC requested Urban Development Department to waive off the premium payable under Reg. 33 (18) of DCPR 2034 in cases wherein land is owned/leased by BMC so that BMC can promote development of more number of parking lots without having to spend any money.

Considering the above facts, Urban Development Department issued directions for reduction premium payable under Reg. 33 (18) of DCPR to 10% instead of 60% for proposals wherein plot are owned/tenanted/leasehold by BMC.

BMC has also further admitted that they have not received any new proposals for development of Multi Storey Public Parking Lots (PPL) under Reg. 33 (18) of DCPR 2034 due to alternate availability of maximum FSI under various regulations available in Sanctioned DCPR 2034.

Scarcity of Multi Storey Public Parking Lots along with illegal on street parking is an ongoing issue which results in traffic and congestion along all major roads. Therefore, it is necessary to promote development of Multi Storey Public Parking Lots in all areas not specifically not only on lands owned/leased by BMC. Developers as on date prefer schemes other than Reg. 33 (18) of DCPR not only due to max. FSI available under other schemes of DCPR, but also due to the cost associated with the construction of public parking lots along with high premium cost.

Therefore, If premium payable under Reg. 33 (18) of DCPR is reduced to 10% for all proposals, as made applicable for BMC Lands as per UDD Notification dated 17th October 2022, it would make the development of public parking lots more viable and preferable option amongst developers whilst considering development schemes under DCPR 2034.

In view thereof, it is requested that premium payable under Reg. 33 (18) of DCPR on any proposal as was issued under Urban Development Department Notification No. TPB 4322/428/CR-82/2022/UD-11 dated 17th October 2022 be applied to all plots irrespective of ownership

We request you to kindly consider the above.

Yours faithfully,
For CREDAI-MCHI

Boman Irani
President

D. R. A.
Dhaval Ajmera
Hon. Secretary



Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel 42121421, Fax 4212 1411/407 Email secretariat@mchi.net Website www.mchi.net